

4.12 SEPA CHECKLIST

ENVIRONMENTAL CHECKLIST

NORTH DISTRICT NEIGHBORHOODS' PLAN

A. BACKGROUND	
QUERY	RESPONSE
1. Name of proposal	North District Neighborhoods' Plan
2. Name of proposer	North District Neighborhoods' Planning Effort
3. Address and phone number of proposer and contact person	North District Neighborhoods' Planning Effort c/o Lake City Little City Hall 12707 30th Ave. NE Seattle, WA 98125 365-1 103 Contact: AJ Skurdahl, Chair 525-2524
4. Date checklist prepared	12-10-98
5. Agency requesting checklist	City of Seattle
6. Proposing timing or schedule - phasing if applicable.	January, 1998
7. Are there plans for further activity related to this affected geographic area? If yes, explain.	There are likely several site-specific development proposals for this area, but specific details are not known.
8. List any environmental information you know about that has been prepared, or will be prepared directly related to this proposal.	City of Seattle Comprehensive Plan Environmental Impact Statement
9. Are applications pending for governmental approvals of other proposals affecting this proposal? If yes, explain.	None known.
10. List any other governmental approvals that will be need for this proposal, if known.	City Council acceptance
11. Briefly describe proposal.	A Comprehensive Plan for the North District, See description below.
<p>The North district neighborhood's plan is in response to the City of Seattle Comprehensive Plan designating Lake City a "Hub Urban Village." The proposed Comprehensive Plan is the result of an intensive effort of over one hundred area residents assisted by a team of planning professionals. The North District Neighborhood's Plan confirms and endorses the present Comprehensive Plan, the designation of Lake City as a Hub Urban Village, and the growth targets of 1,400 additional households and 2,900 additional jobs during the planning period.</p> <p>The following goals and policies describe the broad strategies and activities in the Plan.</p> <ol style="list-style-type: none"> 1. Getting Around: A comprehensive multi-use, neighborhood-oriented transportation network is established integrating regional and intra-city systems and services. Plan policies encourage activities that: reduce the impact of cut-through traffic in neighborhoods; promote neighborhood selection of mitigation measures: ensure safe walking to and from schools and 	

- transit stops; improve walking from home to the Civic and business areas; enhance opportunities for non-motorized travel in the area.
2. **Lake City Way:** Lake City Way is a pleasant, safe, tree-lined boulevard that accommodates both local and through traffic and transit, as well as pedestrian use. Plan policies encourage activities that: retain existing driveways and street parking along Lake City Way; retain the middle turn-lane access outside the business core; mitigate the 'dividing' effect of Lake City Way on the community; establish a pedestrian-friendly look and feel for Lake City Way.
 3. **Civic Core:** A cluster of community public facilities, conveniently located and capable of serving the area's projected population is developed. Plan policies encourage activities that: begin acquisition of land parcels in the Civic Core for facilities needed now and in the future; create walking and biking paths inside and to the Civic Core.
 4. **Business And Economic Development:** New businesses and employees are attracted to the Lake City business district and stimulate private commercial investment. Plan policies encourage activities that: improve the business district image and provide organized parking; upgrade all infrastructures; provide improved circulation routes to and from commercial zones: encourage local use of businesses within our community; encourage legal home-based businesses in residential areas.
 5. **Community Networks:** There are opportunities for effective civic involvement by individuals and organizations throughout the Planning Area. Plan policies encourage activities that: support collaboration between residents and business owners; build on existing programs and resources.
 6. **Public Safety And Crime Prevention:** The Planning Area is security and safe. Plan policies encourage activities that: effectively address causes and prevention of crime-safety problems; use crime prevention environmental design techniques: provide the highest levels of police and fire protection.
 7. **Natural Systems:** The area's watershed, green areas and habitat corridors are preserved and improved. Plan policies encourage activities that: prevent degradation of natural systems; avoid land-uses that negatively effect ecosystems and employ the most effective natural mitigation method possible; encourage and support sound environmental practices by businesses and industries; protect property rights while protecting natural systems.
 8. **Open Spaces:** Parks, recreation and community areas are safe, clean, and responsive to local needs. Plan policies encourage activities that: ensure ADA accessibility; locate pocket parks at approximately 1/2 mile intervals; seek cooperation between community, City and schools; create safe, pleasant transit access areas; include public open space in or near large developments; include open space, children's play areas in all MF developments.
 9. **Hub Urban Village:** A unique urban area that fosters business vitality, community, and strong neighborhood connections is created. Plan policies encourage activities that: provide adequate infrastructure to support current needs and expected growth; require Hub Urban Village development to be mixed-use.
 10. **Housing Demand:** There are opportunities for a development mix of high quality housing and established residential areas are protected from encroachment and impacts of other uses. Plan policies encourage activities that: encourage innovative and affordable housing types; provide transitions between single family and other uses.
 11. **Human Services:** Public services are adequate to serve current and future populations. Plan policies encourage activities that: acquire land for capital facilities and other resources, now, in anticipation of population growth: conduct periodic reviews of current services for effectiveness.
 12. **Design Review:** Design Review Guidelines enable community control over the quality, function and appearance of future development. Plan policies encourage activities that: require Design Review for any commercial or multi-family development within the Planning

Area; protect existing riparian areas and re-established interrupted systems.	
Future development projects, as well as some of the improvements proposed in the plan, will require further environmental review and documentation when approvals are sought.	
12. Location of the proposal.	See description below and <u>Maps 1, 2 & 3</u>
<p>The North District Planning area is bound on the north by the City boundary at NE 145th Street, to the east by Lake Washington, 15th Avenue NE to the west and NE 95th Street to the south. It contains a "Hub Urban Village" (Lake City) and several predominantly single family neighborhoods in whole or in part: Olympic Hills, Cedar Park, Lake City, Pinehurst, Victory Heights, Maple Leaf and Meadowbrook. <u>See Map 1.</u></p> <p>The area covers about 4.5 square miles. Within the total planning area are approximately 11,000 dwelling units and over 400 businesses. Using the rates of population growth assumed in the Seattle Comprehensive Plan the number of dwelling units in the planning area is forecast to reach 13,239 by the year 2014. Most of this growth will occur in the Hub Urban Village and the immediate vicinity (1/4 mile). The Comprehensive Plan indicates the HUV and immediate vicinity contained approximately 2,740 dwelling units in 1994 and is forecast to increase by an additional 1,400 dwelling units by 2014.</p> <p>The majority of future growth is expected to occur as multi-family development because there is little land left in the planning area suitable for single family housing. Nearly all of the platted and segregated lots are occupied, and although there are a handful of lots large enough to subdivide into two single family residential lots under the existing zoning, it is unlikely that many new houses will be built in this way. There are no proposed changes in the North District Neighborhood Plan that would alter the population accommodated by the existing Comprehensive Plan and there is ample capacity to accommodate the anticipated population growth in the number of units permitted under the existing zoning as determined by Ravenna Planning Associates.</p> <p>The Hub Urban Village boundary proposed by the City, in the Comprehensive Plan, is a straight line diagram that includes the accretion of commercial and multi-family zoning along Lake City Way north of NE 120th Avenue to the City Border at NE 145th. <u>See Map 2.</u></p> <p>The Hub Urban Village boundary proposed by the Planning Effort is a much smaller boundary encompassing the Lake City Civic Core area. The boundary follows north from NE 120 Street along Hiram Place NE, then continues mid-block between 26th and 27th Avenues NE, turning easterly along NE 127th Street, northerly mid-block between 28th and 29th Avenues NE, turning easterly again along NE 130th Street to 35th Avenue NE where, with a few across-the-street exceptions, the line turns south to NE 120th Street, again with a few across-the-street exceptions travels west to the point of origin. <u>See Map 3.</u></p>	
B. ENVIRONMENTAL ELEMENTS	
1. EARTH	
a. Describe site of geographic area.	See the description of the planning area natural features below and <u>Map 4.</u>
<p>Geographically, the area is encompassed by the Thornton Creek Watershed which includes many creeks draining from the north and west down to the primary out-fall at Mathews Beach and Lake Washington in the extreme southeast corner of the Planning Area near NE 95th Street. Lake Washington. The surrounding area was formed and reformed by the successive glaciation, resulting in substantial north-south oriented ridges (15th Ave. NE and 39th Ave. NE) and troughs (Lake City Way and Lake Washington). Minor ridges and troughs occur where waterways have carved through to flow to their out-fall destination. Due to glaciation deposits and stream erosion</p>	

and deposition, numerous benches, wetlands, and steep slope areas have evolved with a wide variety of soil and plant types evident. Additionally, construction of buildings, roadways, culverts, and landfills have altered geography in regards to surface and subsurface water quality and characteristics, soil and slope stability and to a small extent, topography. The commercial district, Civic Core, and Hub Urban Village lie within the Lake City Way trough and are fairly near the Thornton Creek drainage. The residential areas are primarily on the gentle slopes. Some institutional facilities are adjacent to wetland habitat and incorporate environmental preservation in conjunction with educational and recreational opportunities. Parks and openspace for the most part occur in residual urban areas with recent notable establishment of two parks incorporating environmental enhancement next to streams. Major vehicular routes occur along north-south ridges and troughs, and less major east-west routes traverse the slopes connecting I-5 and Lake Washington with the major intersection at NE 125th Street and Lake City Way.

b. What is steepest slope of geographic area?	Some slopes in the Thornton Creek watershed and some developed areas are 40% or greater.
c. What general soil types are found in geographic area?	The soils of the area are generally glacial tills and other types common to the Puget Sound region.
d. Are there surface indications or history of unstable soils in the area? Describe.	Yes, unstable soils are located on the Hazardous Conditions Map of the City of Seattle and are noted "PS" - Potential Slide Areas on Map 4. The U.S. Corps of Army Engineers has recently updated its map of slide-prone areas in Seattle.
e. Does the proposal require filling or grading? Describe.	None with plan adoption. Future development would require some filling and grading, which would be reviewed as part of future project-specific SEPA approvals.
f. Describe any erosion that might occur as a result of the proposal.	None with plan adoption. Future development projects could result in some erosion from construction sites. City drainage and erosion control requirements would be imposed on a project-specific basis.
g. About what percent of the geographic area will be covered with impervious surfaces after the proposal is implemented?	A large portion, perhaps a majority of area within the Hub Urban Village and Lake City Way corridor, is currently in impervious surfaces. Future development encouraged by the Plan could increase overall impervious surface acreage, but this is not certain because much of the redevelopment is likely to occur in areas already covered by impervious surfaces.
h. Describe proposed measures for reducing or controlling erosion or other earth impacts due to proposal.	None proposed. See above.

2. AIR

a. Describe and give quantities, if known, of types of emissions to the air would result from the proposal?	None with plan adoption. Future development and associated traffic could result in additional air pollutant emissions.
b. Describe any out-of-geographic area emissions or odors that may affect the proposal?	None known.
c. What, if any, are measures to reduce or control emissions or other impacts to air.	None proposed.

3. WATER	
a. Surface	
1) Describe, if any, surface water bodies in immediate vicinity of the proposal (year round and seasonal streams, lakes, ponds, wetlands).	All creeks within the Thornton Creek Watershed (the largest intact watershed in the City), which drain from northwest to southeast in the planning area, discharge into Lake Washington. The <i>Thornton Creek Watershed Atlas</i> , prepared by the Thornton Creek Alliance, available at the Lake City Branch of the Seattle Public Library, documents watershed conditions.
2) Describe any work in or around the described waters.	None with plan adoption. However, a Plan goal is to preserve and improve the watershed.
3) Describe (including source) and estimate any fill that might occur in or around the water bodies.	None anticipated.
4) Describe any surface water withdrawals or diversions, if known.	None anticipated.
5) Does proposal lie within a 100-year flood plain? Note on map.	Yes. The lower reaches of Thornton Creek are in the 100 year flood plain. None of the proposed Hub Urban Village is located within the flood plain. This is verified by the Federal Emergency Management Agency, Flood Insurance Rate Maps: <ul style="list-style-type: none"> • 53033C0327F, Panel 327 of 1725, • 53033C0331F, Panel 331 of 1725, • 53033C0333F, Panel 333 of 1725, • 53033C0334F, Panel 334 of 1725, that can be found in the Seattle Engineering Dept. files.
6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.	None known.
b. Ground	
1) Generally describe any ground water to be withdrawn or water discharged to ground water, if known.	None known.
2) Describe waste material that will be discharged into the ground from septic tanks or other sources.	None known. All of the planning area is served by sanitary sewers.
c. Water runoff (including storm water)	
1) Describe source of runoff and method of collection and disposal, if known. Location of flow. Will water flow into other waters?	Runoff in the neighborhood is generated by storm water draining from residential and commercial land uses, streets and other paved areas. In neighborhoods, no storm drainage exists. Much of the runoff from commercial land uses is directed to City storm drains and detention systems.
2) Describe if waste materials could	None expected.

enter ground or surface waters.	
d. 'Describe any proposed measures to reduce or control surface, ground and runoff water impacts.	In neighborhoods, Plan supported measures include bio-swales, infiltration and detention systems.
4. PLANTS	
a. Circle types of vegetation found in the geographic area:	
<u>deciduous trees</u>	Yes
<u>evergreen trees</u>	Yes
<u>shrubs</u>	Yes
<u>grass</u>	Yes
pasture	No
crop or grain	No
<u>wet soil plants</u>	Yes
<u>water plants</u>	Yes
<u>other types</u>	Many typical species of Puget Sound lowland vegetation are found in the planning area. Non-native species have been introduced for landscaping.
b. Describe what kind or amount of vegetation will be removed or altered.	None proposed. Future development would result in some vegetation removal. Impacts of individual project actions will be assessed through separate project-specific environmental review.
c. List threatened or endangered species in geographic planning area.	None known.
d. Describe proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation in geographic planning area.	Plan policies support protection and enhancement of native species, particularly in sensitive and watershed areas, parks and open space; and extensive tree, shrub and ground cover in street right-of-way improvements.
5. ANIMALS	
a. Circle and name any birds or animals which have been observed on or near geographic planning area.	Most of the species of birds and animals typical to the Puget Sound urban lowlands have been seen in the planning area.
birds: <u>hawks, heron, eagle, songbirds, other: robins, crows, pigeons, starlings and other urban-tolerant birds.</u>	Yes
mammals: <u>squirrels, raccoon, other small mammals</u>	Yes
fish: <u>bass, salmon, trout, herring, shellfish, other</u>	Yes

b. List threatened or endangered species known to be in geographic planning area.	None known
c. Is geographic planning area a migration area?	The wetlands support migratory birds.
d. Proposed measures to preserve or enhance wildlife.	The Plan supports the goal of protection and enhancement of animal habitat.
6. ENERGY & NATURAL RESOURCES	
a. Describe energy needs required by Plan.	Electrical and petroleum based energy will be required to support the anticipated increased population in the area.
b. Will Plan affect potential use of solar energy by geographic planning area properties?	No
c. What energy conservation features are included in Plan?	None
7. ENVIRONMENTAL HEALTH	
a. Describe any environmental health hazards that could result from Plan.	None anticipated.
1) Describe special emergency services that might be required.	None anticipated.
2) Describe proposed measures to reduce or control environmental health hazards, if any.	Not applicable.
b. Noise	
1) What types of noise exist in area to affect Plan?	Typical urban traffic and residential and commercial-generated noise.
2) What types and levels of noise would be created by or associated with Plan?	Increased noise associated with increased population. Short-term construction noise impacts with future development.
3) Describe proposed measures to reduce or control noise impacts, if any.	None proposed.
8. Land and shoreline use	
a. What is current use of geographic area?	Generally, the Planning Area is composed primarily of single-family neighborhoods with some multi-family uses between 30 th Avenue NE and Lake City way in the extreme north end of the Planning Area and in and around the Hub Urban Village. Commercial uses are located along the Lake City Way corridor and in the Hub Urban Village. <u>See Map 5</u> for generalized land use.
b. Has geographic area been used for agriculture?	Many decades ago.
c. Describe area structures.	Primarily single family residential with commercial and multi-family development in and around the Civic Core

	and in the northeast quadrant of the area.
d.' Will structures be demolished?	None expected.
e. What is current zoning classification of geographic area?	The area is general/\$ zoned single-family with multi-family near NE 145 Street and Lake City Way and in and near the Hub Urban Village. Commercial uses stretching along Lake City Way from NE 95 th to NE 145 th . Some Commercial uses are located along 15 th Ave. NE. Neighborhood Commercial and Commercial uses in the heart of the Hub Urban Village have height allowances of 65 and 85 feet. See Map 6 for an illustration of zoning around the Hub Urban Village and along Lake City Way north to the City limit.
f. What is current comprehensive plan designation of geographic area?	The City Comprehensive Map designates a Hub Urban Village in the heart of the Planning Area.
g. If applicable, what is the current shoreline master program designation of the site?	Along Lake Washington, the current shoreline master program designations in the vicinity are Urban Residential and Conservancy Recreation.
h. Has any part of geographic area been classified as an "environmentally sensitive area"? Explain.	Yes. There are wetlands, riparian habitat, steep slopes and soils subject to sliding and liquefaction. These areas are in association with streams and creeks in the Thornton Creek Watershed and steep slopes adjacent to Lake Washington. None of these areas are located in the Hub Urban Village.
i. Approximately how many people reside or work in geographic area?	There are approximately 4,000 employees and a resident population of 33,000 to 35,000.
j. Approximately how many people would the Plan displace?	Not applicable
k. Proposed measures to avoid or reduce displacement impacts.	Not applicable
l. Proposed measures to ensure the Plan is compatible with existing and projected land uses and plans.	The neighborhood plan represents a continuation of existing residential and commercial land uses in the planning area. No rezones are proposed. Most of the strategies proposed in the plan are designed to preserve and improve existing conditions through pedestrian amenities, street improvements, park and public facility improvements, and other urban design improvements.
9. HOUSING	
a. Approximately how many units would be provided in the Plan? Indicate high, medium or low income housing.	It is anticipated that the 1,400 additional households by 2,014, projected by the City for the Lake City Hub Urban Village will occur within the Village. The single family areas are already almost built out. Virtually all new units in the Planning Area will be multi-family, mostly medium income. The Ravenna Planning Associates calculate, using the City of Seattle capacity formula, that the existing zoning will allow almost 16,000 more dwelling units in the Planning Area. This growth is not anticipated by 2,014.
b. Approximately how many units would be eliminated in the Plan?	None with plan adoption. It is possible that some older housing would be demolished to make way for new

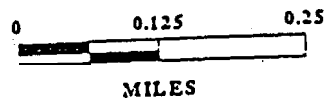
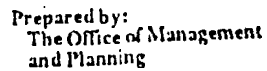
Indicate high, medium or low income housing.	housing, expected to consist of medium-income and other affordable housing.
c. Proposed measures to reduce or control housing impacts, if any.	The Plan recommends local Design Review of commercial and multi-family residential development. Single-purpose residential uses are not allowed within the Hub Urban Village.
10. AESTHETICS	
a. What is the tallest height of any proposed structures? What is principal building material?	Maximum height allowed is 85 feet 'in the NC and CI zones in the Hub Urban Village.
b. What views in the immediate vicinity would be altered or obstructed?	None with plan adoption. There is potential for future development to obstruct territorial, lake and mountain views.
c. Proposed measures to reduce or control aesthetic impacts, if any.	The plan recommends local design review of all commercial and multi-family residential development.
11. LIGHT AND GLARE	
a. What type of light or glare will the Plan produce?	Not applicable.
b. Could light or glare be a safety hazard or interfere with views?	Not applicable.
c. What off-site existing sources of light or glare will affect the Plan?	Not applicable.
d. Proposed measures to reduce or control light or glare impacts, if any	Not applicable.
12. RECREATION	
a. What designated and informal recreational opportunities are in the immediate vicinity?	<u>See Map 7</u> for existing Park and Recreation Areas.
b. Would the Plan displace any existing recreational uses? Describe.	No. The Plan enhances recreational and open space opportunities. <u>See Map 8</u> and the supporting list of projects.
c. Proposed measures to reduce or control impacts on recreation opportunities to be provided in the Plan, if any	None proposed.
13. HISTORIC AND CULTURAL PRESERVATION	
a. Are there any places or objects listed on, or proposed for national, state or local preservation registers known to be in geographic planning area? Describe.	None known.
b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the geographic area.	Not applicable.

c. Proposed measures to reduce or control impacts, if any.	None proposed.
14. TRANSPORTATION	
a. Identify public streets and highways serving the geographic area, and describe proposed access to the existing street system. Show on site plans, if any.	The streets and highways are shown on the Map 1. The street system in the Planning Area is on the Seattle grid. Two state highways run through the Planning area, SR 522 (Lake City Way) and SR 523 (NE 145 th). Both are arterials. Others are: from east to west, Sand Point Way, 35 th Ave NE, 30 th Ave. NE north of NE 123 rd and Lake City Way; from south to north, NE 95 th Street, NE 110 th St. and Northgate Way, a portion of NE 110 th St, NE 125 th .
b. Is the geographic area currently served by public transit:	Yes: Metro routes 72.73, 78, 3007, 377, and 25. The Plan calls for increasing transit service between downtown Seattle and Lake City.
c. How many parking spaces would the completed Plan have? How many would be eliminated?	Adoption of the plan itself would not result in the addition of parking spaces. As individual building projects are developed in the future, parking impacts may be addressed in project-specific SEPA review..
d. Will the Plan require any new roads or streets, or improvements to existing roads or streets, not including driveways? Describe.	No. However, the plan recommends numerous actions to improve existing streets with additional pedestrian, safety, and functional improvements.
e. Will the project use water, rail or air transportation?	Not applicable.
f. How many vehicular trips per day would be generated by the completed Plan? When would peak times occur?	The addition of 1,400 additional households and 2,900 additional jobs through the planning period would generate additional traffic volumes that cannot be quantified at this time. Transportation impacts of future development projects would be subject to project-level SEPA review.
g. Proposed measures to reduce or control transportation impacts, if any.	The plan supports several measures to control transportation impacts and enhance pedestrian comfort and safety.
15. PUBLIC SERVICES	
a. Would the project result in an increased need for public services? (fire, police, health, schools, etc.) Describe.	The Plan calls for developing a cluster of community public facilities in the 'Civic Core' capable of serving the area's projected population. The Plan calls for securing critical land parcels now necessary to build community facilities needed now and in the future. The Lake City Branch Library will be expanded as assured by passage of a recent bond vote. Other actions in the Plan call for constructing a parking facility; developing a new or expanded community center, building a new fire station; developing a park or open space on the same site; linking the library and community center with a public gathering place; and developing a series of pedestrian links between and through critical Civic Core blocks.

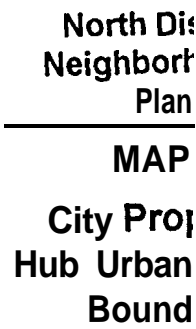
b. Proposed measures to reduce or control impacts on services, if any.	None proposed.
1 6 U T I L I T I E S	
a. Circle utilities currently available in the geographic area: <u>electricity</u> , <u>natural gas</u> , <u>water</u> , <u>refuse service</u> , <u>telephone</u> , <u>sanitary sewer</u> , septic system, other.	Urban utilities are available in most of the planning area. Most neighborhoods do not have storm sewers and rely on infiltration for run-off dispersal. .
b. Describe the utilities that are proposed for the geographic area, the utility providing the service, and the general construction activities in the geographic area or immediate vicinity which might be needed.	The Plan calls for right-of-way improvements including sidewalks, curbs, gutters, storm water drainage and detention, street and sidewalk lighting and generally upgrading all utilities to accommodate present needs and future growth. Power service to the Civic Core and business area needs upgrading. The Plan calls for under-grounding power lines as sidewalks and curbs are installed.
C. SIGNATURE	
The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.	
Signature:	Elaine Day LaTourelle, AIA
Date Submitted:	February 5, 1999
D. SUPPLEMENTAL SHEET FOR NO U-PROJECT ACTIONS	
How would the Plan be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases are:	The proposed plan is not expected to increase discharges to water, emissions to air, additional noise, or production, storage or release of toxic/hazardous substances. Future development in the area would contribute to incremental increases in runoff, air pollutant emissions, noise and, potentially, additional use or release of toxic substances. The community will prepare area specific Design Guidelines to protect single-family areas and ensure a pleasant and safe pedestrian environment.
2. How would the proposal be likely to affect plants, animals, fish or marine life? Proposed measures to protect or conserve plants, animals, fish or marine life are:	No impacts with plan adoption. Concentration of most new growth within the urban village would decrease the likelihood of further plant/animal habitat impacts in undeveloped open space areas where animals and native plants are most likely to exist. None proposed.
How would the proposal be likely to deplete energy or natural resources?	There will be a proportional increase in demand for energy and natural resources with increasing housing

Proposed measures to protect or conserve energy or natural resources are:	and employment growth. None proposed.
How would the Plan be likely to use or affect environmentally sensitive areas or areas designated for governmental protection; such as , parks, wilderness, wild and scenic rivers, threatened or endangered species, habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?	The Plan supports protection and enhancement of native species, particularly in sensitive and watershed areas, parks and open space. Additionally, it calls for extensive tree, shrub and ground cover planting in street right-of-way improvements.
Proposed measures to protect such resources or to avoid or reduce impacts are:	No specific measures, have been proposed.
5. How would the Plan be likely to affect land and shoreline use, including whether it would allow or encourage land-orshoreline uses incompatible with existing plans?	Development associated with the Plan is not expected to change existing shoreline uses which are already predominantly single family. The intent of the Plan is to protect the residential neighborhoods from any negative impacts of future development. No zoning changes are called for and development consistent with current zoning is anticipated to occur over time. In the Hub Urban Village, within the restrictions of zoning requirements, the Plan intent is to have intensive mixed-use development linked with civic and cultural functions. Important to the success of building a community spirit will be development of one or more large open spaces for public gatherings.
Proposed measures to avoid or reduce shoreline and land use impacts are:	None proposed.
How would the Plan be likely to increase demands on transportation or public services and utilities?	Demands on transportation and public services are anticipated in accordance with the increase of population and employment.
Proposed measures to reduce or respond to such demands are:	See transportation, public services and utilities mitigation measure discussions earlier in this checklist.
7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.	No conflicts known.

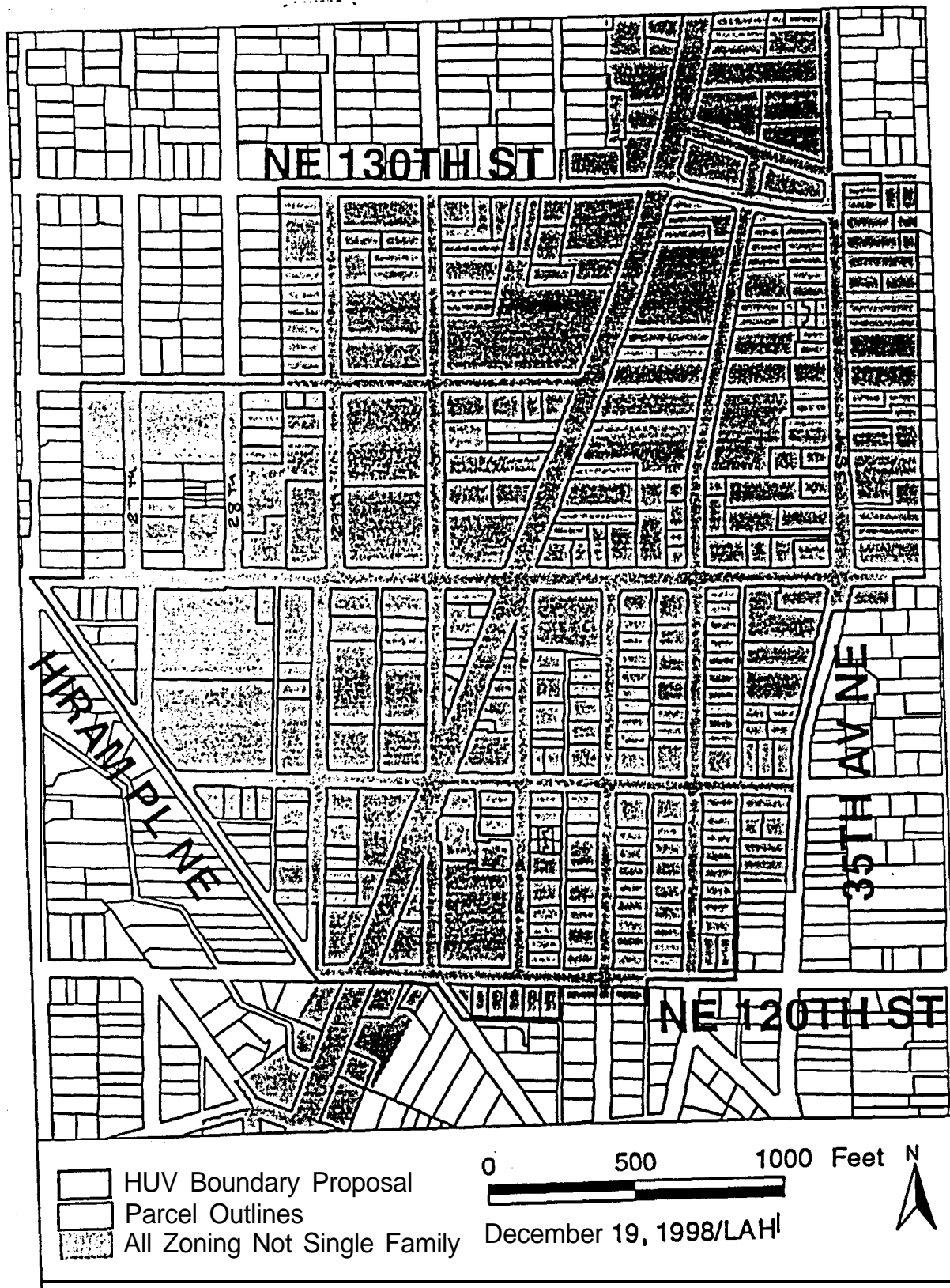
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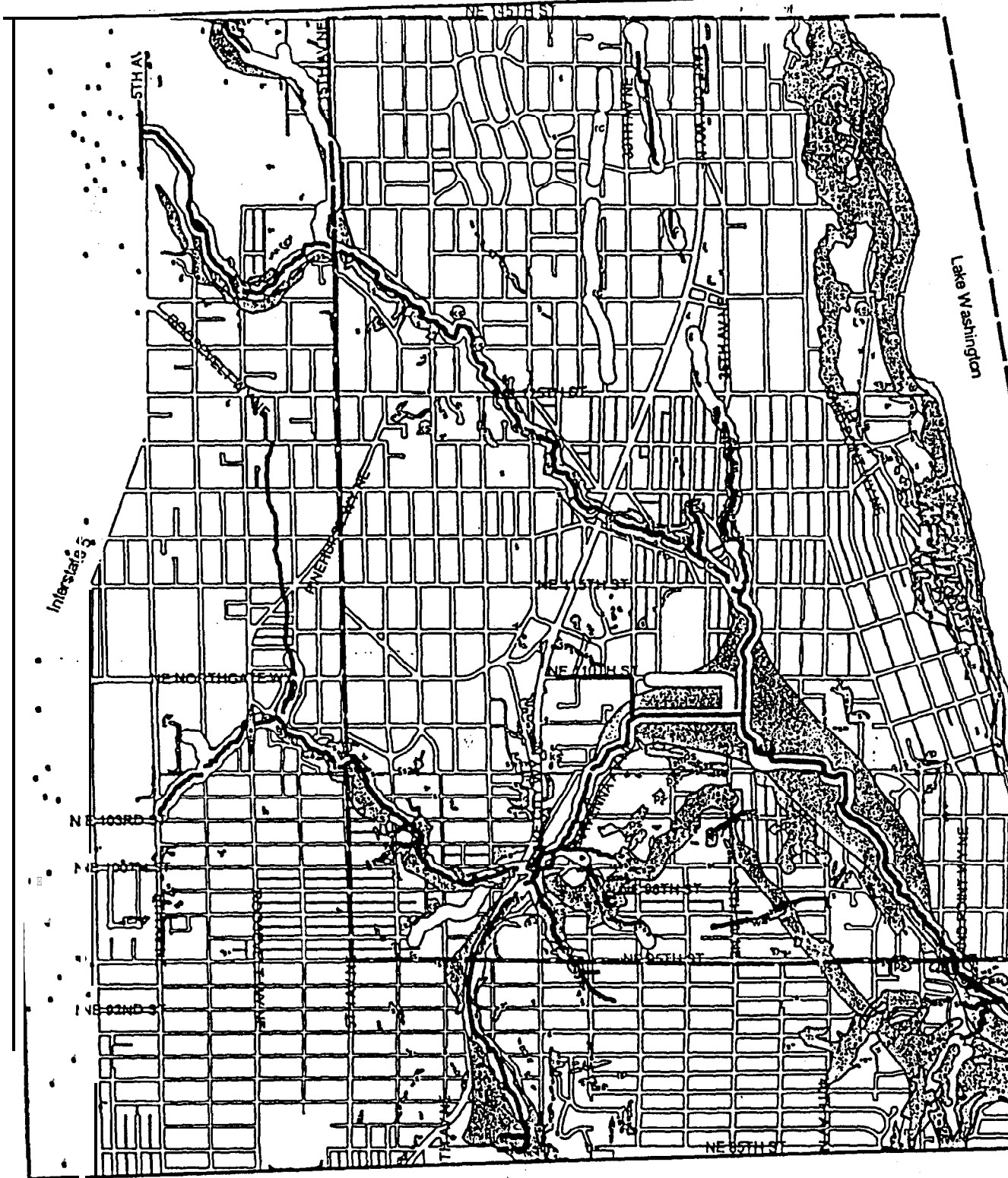
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


MAP 3

Proposed
Hub Urban
Village

December 21, 1998
DecemberwithHUV.doc



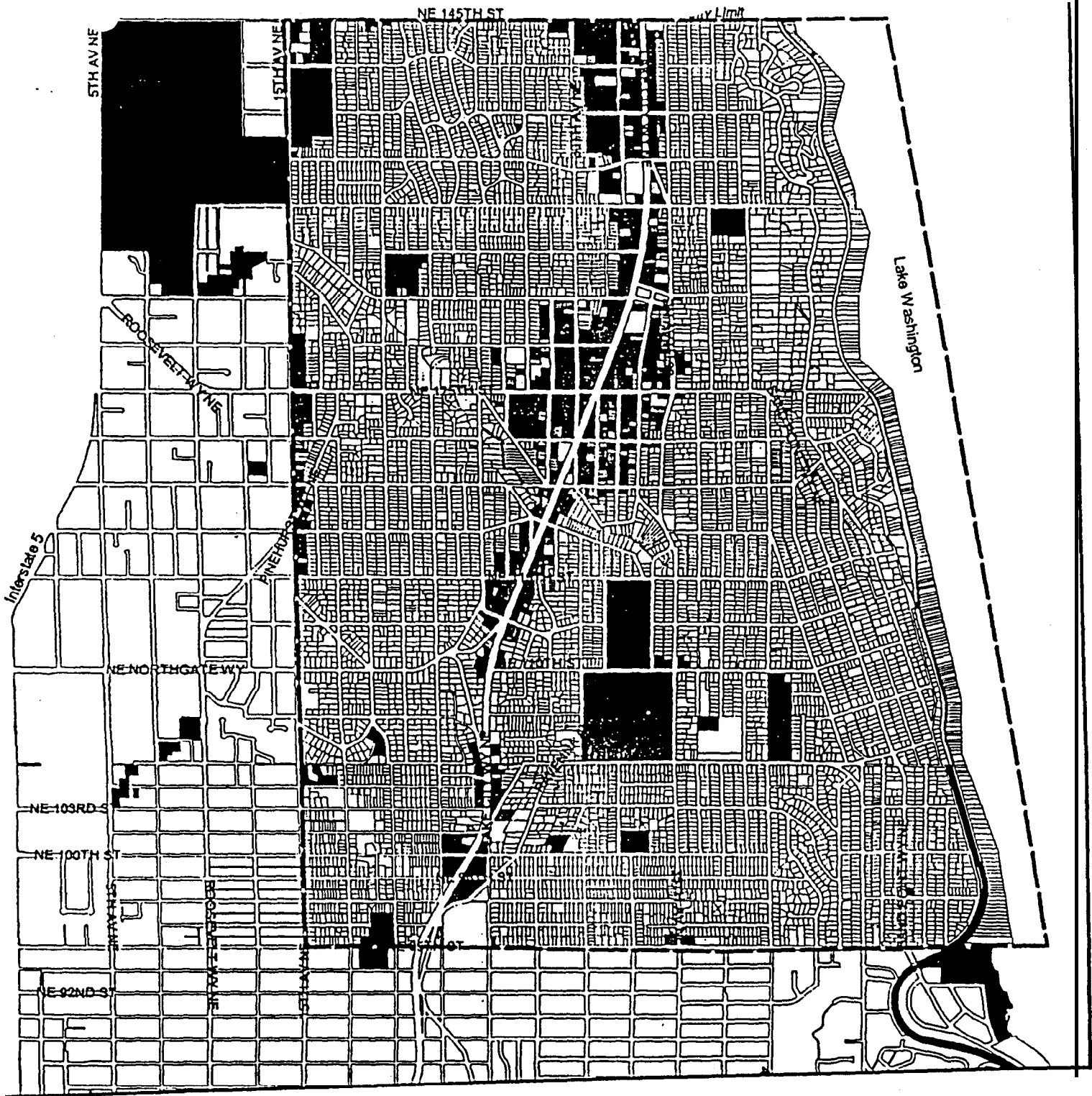
Legend.

-  Planning Area
-  Liquification Zones
-  Riparian Corridors
-  Potential Slide Areas
-  Wetlands
-  Known Slide Areas
-  Steep Slopes
-  Blocks and ROW
-  Streams

North Dis
Neighborn
Plan

MAP

Natural Sy



Scale 1" = 2 miles

Ravenna Planning Associates,
ISD/EDLA, 1998

Land Use for each Parcel

- Commercial
- Duplex/Triplex Hsg.
- Industrial
- Institutions
- Mixed use (Hsg. & Comm.)
- Multi-family Hsg.
- Other Housing
- Parking
- Public Land & Fac.
- Single Family Hsg.
- Unknown Use
- Vacant

North District Neighborhoods' Plan

MAP 5

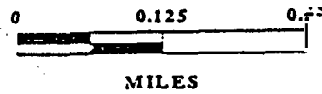
Generalized Land Use

North District Neighborhoods' Plan



Prepared by:
The Office of Management
and Planning

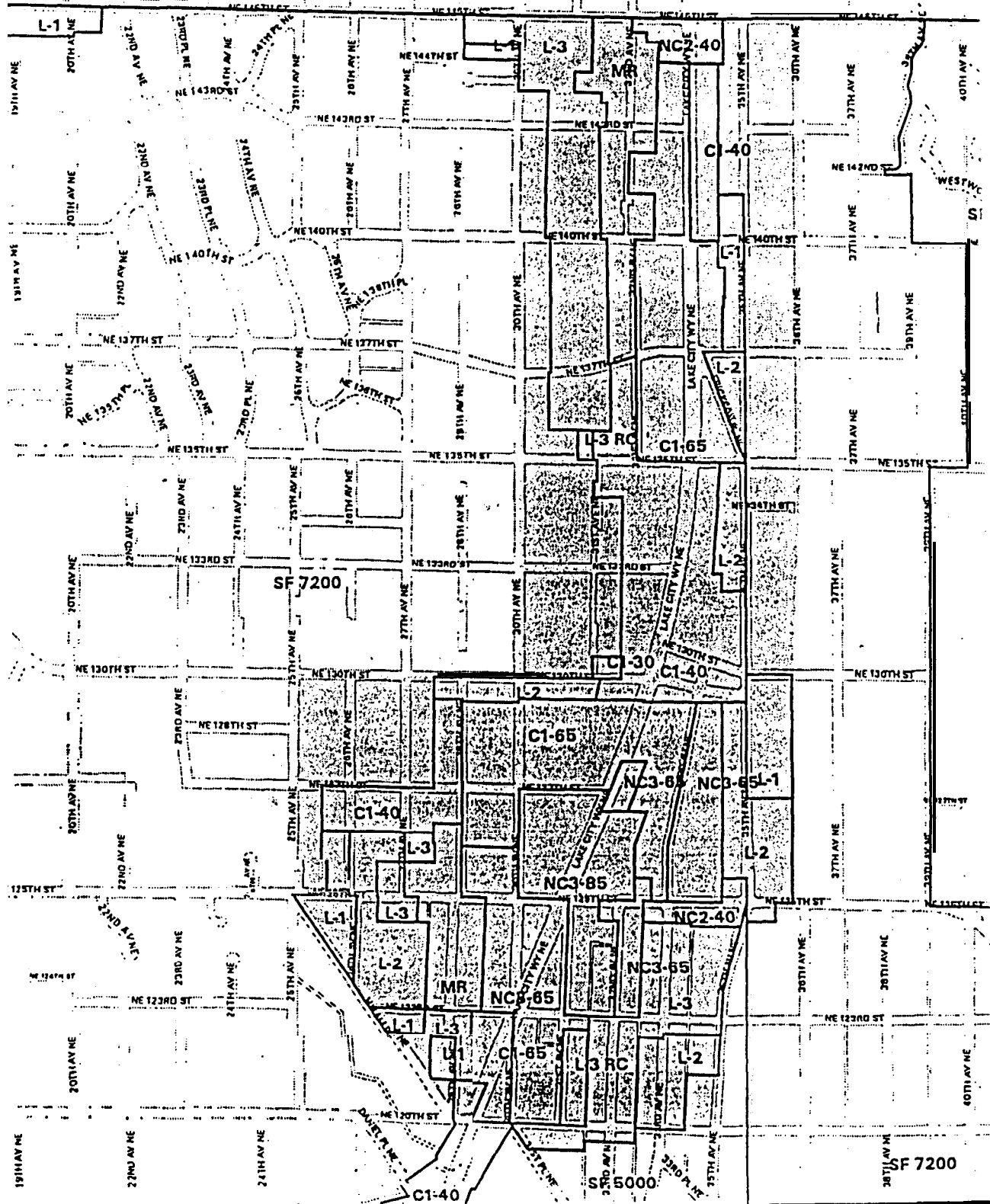
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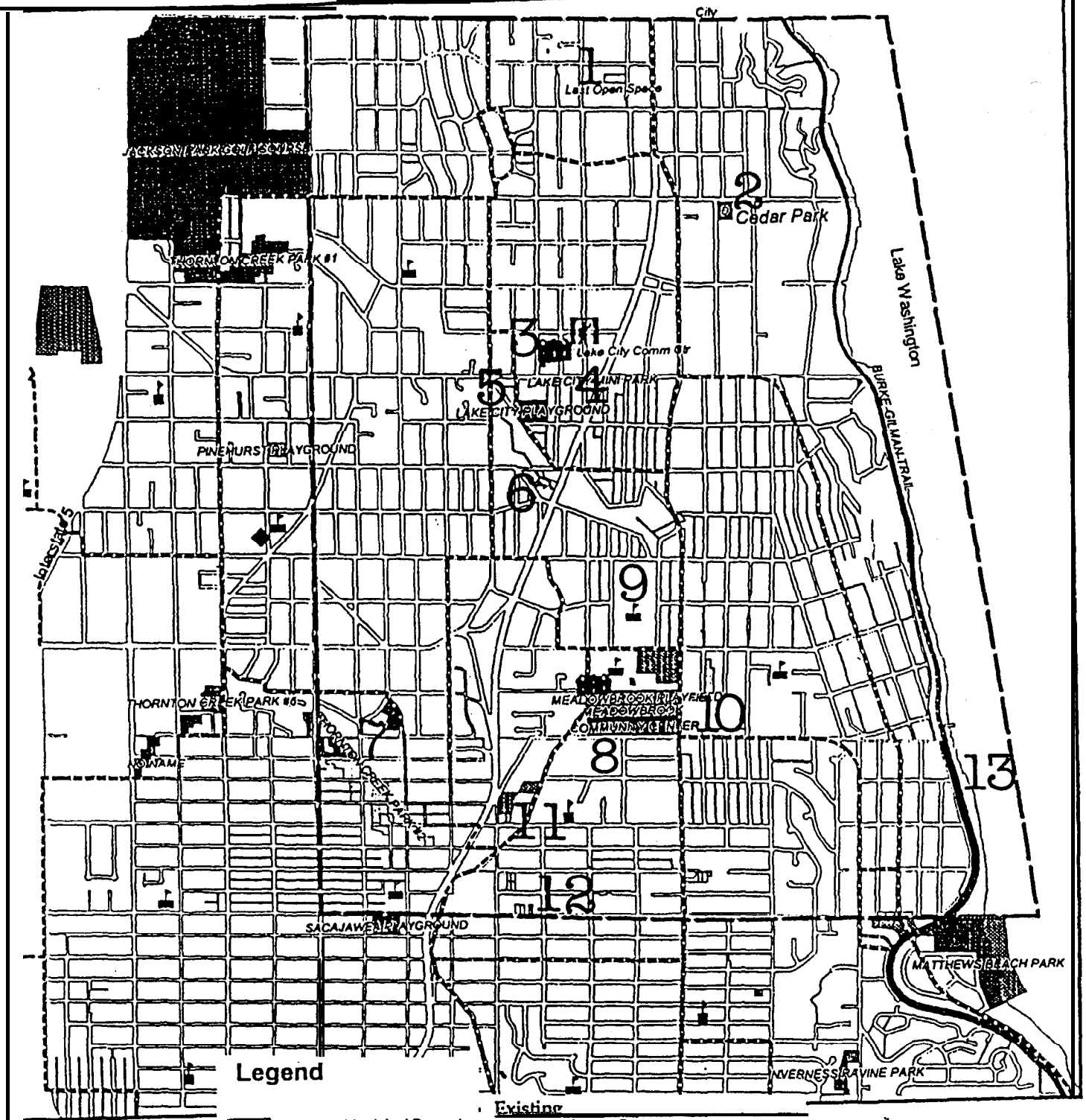


MAP 6

Zoning

In and Aro
Proposed
Urban Vill





Legend

- Vacant Municipal Property
- Park Dept. Property
- Parks
- Planning Area
- Blocks and ROW
- Bike Routes
- Private Schools
- Pea Patches
- Public Schools
- Community Centers
- Neighborhood Service Center

Existing

1. Last Open Space
2. Cedar Park
3. Davis Park
4. Lake City Park
5. Lake City Playground
6. Homewood Park
7. Victory I-80 Park
8. Meadowbrook
9. Jane Addams School
10. Meadowbrook Detention Project
11. Ravenna-Blenheim Natural Area
12. 95th Street Natural Area
13. Burk-Gilman Trail

North District Neighborhoods' Plan

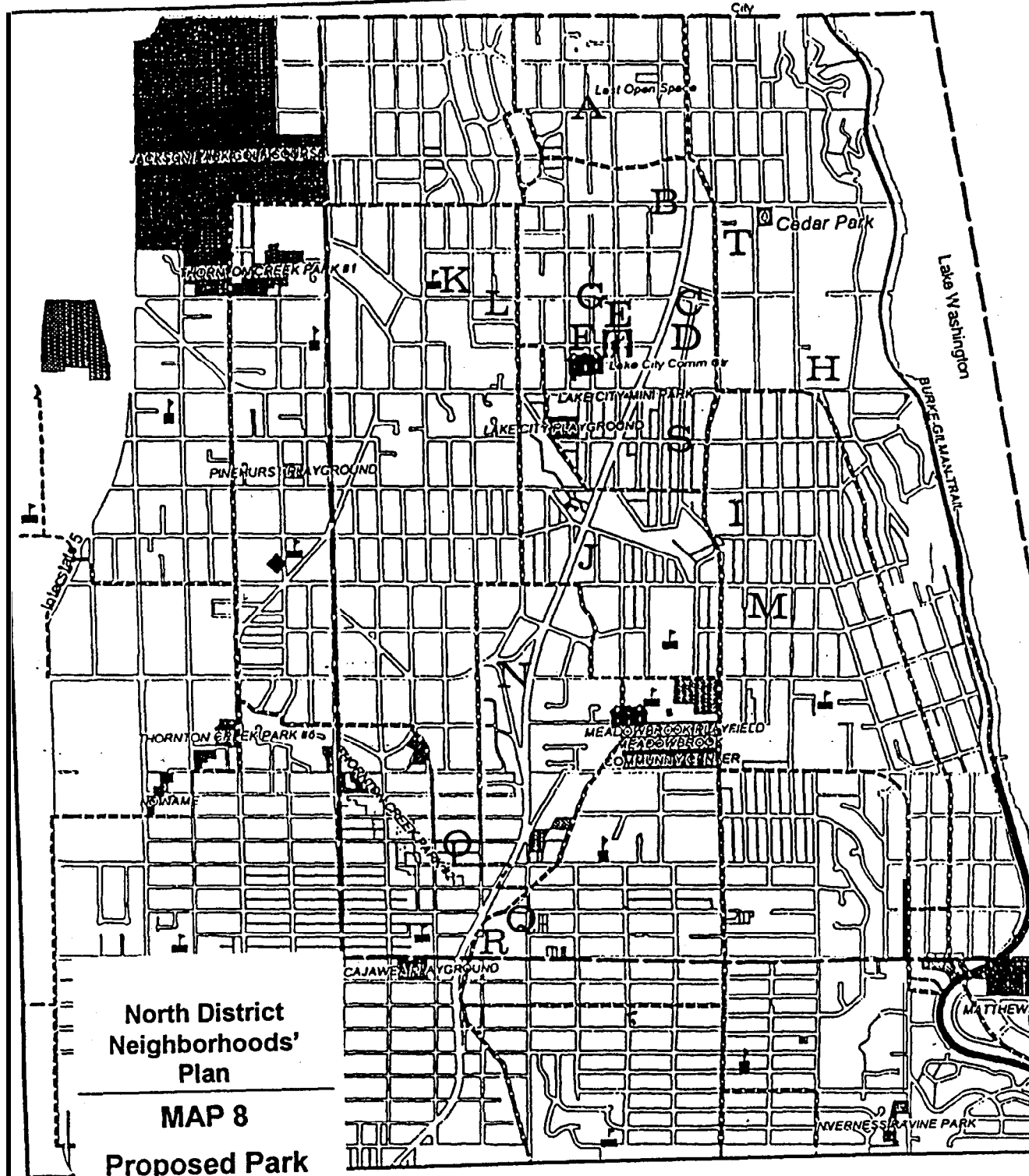
MAP 7

Parks and Open Space



Scale 1" = 2 miles

enna Planning Associates,
'EDLA, 1998



- North District
Neighborhoods'
Plan**
- MAP 8**
- Proposed Park
and Open Spaces**
- A. Urban Orchard along 28th Ave. NE
 - B. Street End & 31st NE/133rd
 - C. Gathering Space/Plaza @ NE 130th
 - D. Greenstreet along NE 33rd
 - E. Civic Core Plaza
 - F. Lake City Community Center
 - G. Pedestrian Corridor along 28th Ave. NE
 - H. Pocket Park at 125th NE and NE Sandpoint way
 - I. Greenbelt and Park between NE 117th and NE 120th
 - J. Fish Ladder Restoration and Park

- K. Olympic Hills Garden
- L. Green Street/Pedestrian Corridor at 130th St.
- M. Street End & 113th NE/36th
- N. Street End @ Kramer Creek
- O. Natural Area and Dentention Project @ NE 1
- P. Children's Play Area @ Old Maple School
- Q. Street End @ NE 98th St.
- R. Greenbelt along Lake City Way
- S. Pedestrian Corridor @ NE 123rd
- T. Street End & 113th NE/36th

4.13 ENABLING LEGISLATION

(Available in mid-I 999)